



INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS #88-16

CODE SECTION : IBC 1004.3

09/15/95 rev. 9/16/03

SUBJECT : POSTING OF ROOM CAPACITY

1004.3 Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

The maximum occupant load for an assembly use shall not exceed the number of persons as determined in accordance with the International Building Code, Table 1004.1.2.

Drinking establishments and dining rooms shall have a maximum occupant load equal to one person for each 15 square feet of floor space.

In areas without seating, the occupant load may be increased to one person for each 7 square feet of floor space, exclusive of exiting facilities and equipment. To qualify for this occupant load, a floor plan, drawn to scale, must be submitted indicating all features of the room, including excluded required aisles and exitways.

The sign shall be printed in letters at least 3/4 inch high on a contrasting background and read:

“Maximum Occupant Load _____ People”.

The number of people occupying the room shall not exceed the maximum occupant load as posted on the sign.

The following provisions shall govern the room capacity:

1. The maximum occupant load(s) shall be placed with room identification, on the permit application, construction plans (under building code data), building permit and Certificate of Occupancy.
2. The building and fire inspector shall insure that the maximum occupant load sign is posted before issuance of the Certificate of Occupancy.
3. The fire inspector will insure that the room capacity is not exceeded, through routine periodic inspections.